



## 8 Gortin Way, Galgorm, Ballymena, BT42 2ND

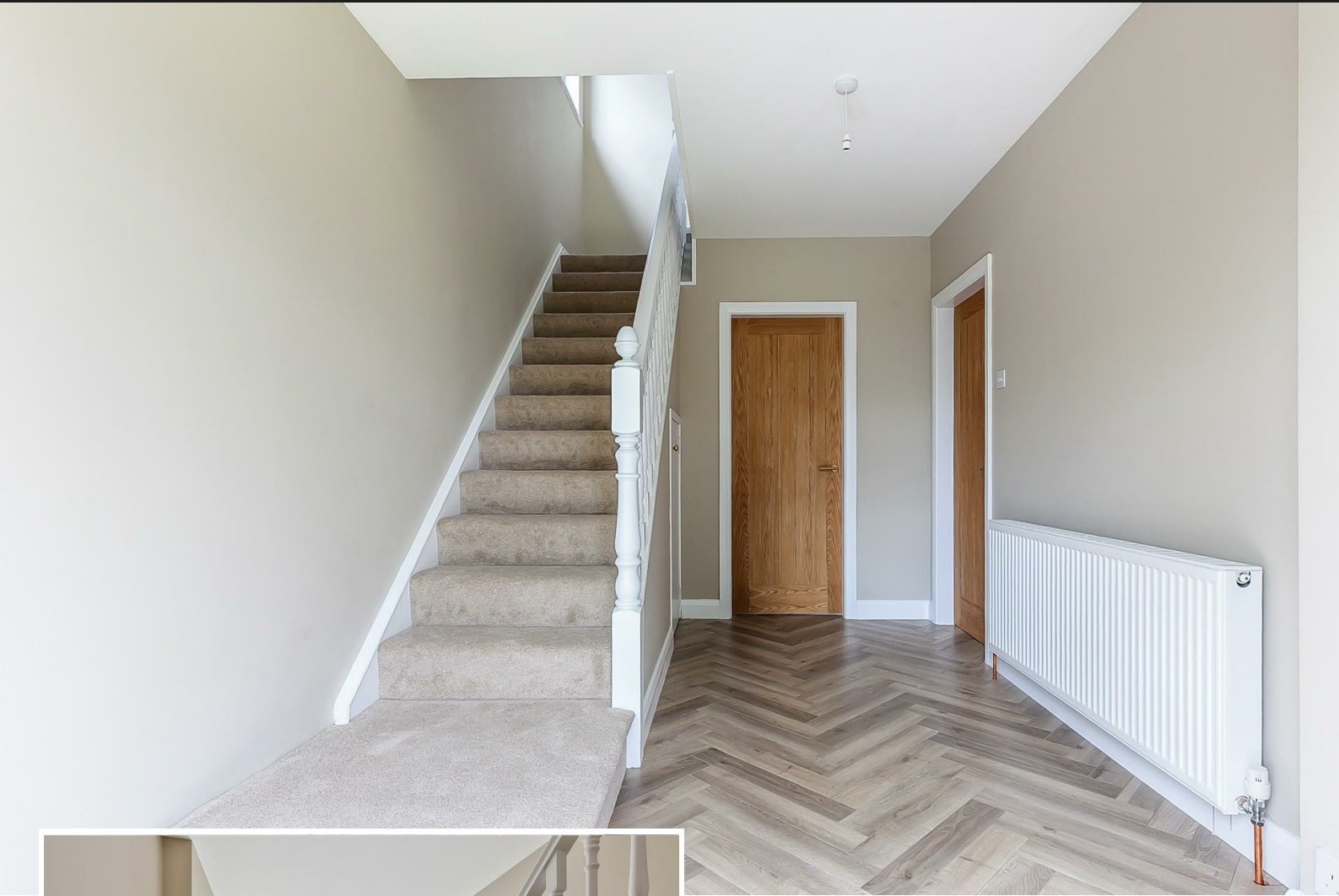
- Extended, Fully Renovated, Semi Detached
- Luxury Fitted Kitchen
- Oil Heating; PVC Double Glazing
- Gardens Front and Rear
- Extensive Range Of Luxury Finishes Throughout
- Four Bedroom; Two+ Reception
- Deluxe Bathroom
- Private Driveway; Garage
- Convenient, Well Sought After Location
- Early Interest Strongly Recommended

Offers Over £225,000

EPC Rating



8 Gortin Way, Ballymena



## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

PVC panelled front door with PVC double glazed side screens. Herringbone style wood laminate floor covering. Stairwell to first floor. Access to under stairs store.

#### LOUNGE 13'11" x 11'2"

Fitted storage unit and TV point. Picture window to front elevation. Herringbone style wood laminate floor covering. Open arch leading to:

#### DINING ROOM 10'3" x 9'9"

Herringbone style wood laminate floor covering. Open arch leading to:



## **KITCHEN WITH INFORMAL DINING AREA 13'11" x 13'10" (wps)**

Luxury fitted kitchen with comprehensive range of high and low level storage units with contrasting solid quartz worktop. Matching island unit. Inlaid ceramic sink unit with boiling water tap. Integrated touch screen induction 'Bosch' hob with extractor hood over. Integrated 'Bosch' double ovens and microwave oven. Integrated fridge freezer and dishwasher. Integrated 'Bosch' washing machine and tumble dryer. Integrated wine fridge. Solid quartz upstands to walls. Tiled floor. PVC double glazed door with matching side screen leading to rear garden.

## **BEDROOM 4 9'9" x 9'3"**

Dual aspect windows. Herringbone style wood laminate floor covering.

## **FIRST FLOOR**

### **LANDING**

Access to shelved store and roof space.

### **BEDROOM 1 12'3" x 11'1"**

Picture window to front elevation.

### **BEDROOM 2 10'3" x 9'9"**

Built in double wardrobe.

### **BEDROOM 3 9'2" x 8'3" (wps)**

Built in wardrobe/store.

## **DELUXE FULLY TILED BATHROOM**

Contemporary, white, three piece suite comprising tile encased bath, floating vanity unit and WC. Thermostat controlled main shower with drench shower head and glass shower screen over bath. Towel radiator.

## **EXTERNAL**

Generous sized private driveway finished in tarmac.

Front garden finished in lawn and range of plants, trees and shrubbery.

Entrance porch.

External lighting.

PVC soffits, fascia and rainwater goods.

Rear garden finished in lawn, paving, decorative stone and range of plants, trees and shrubbery.

Outside tap.

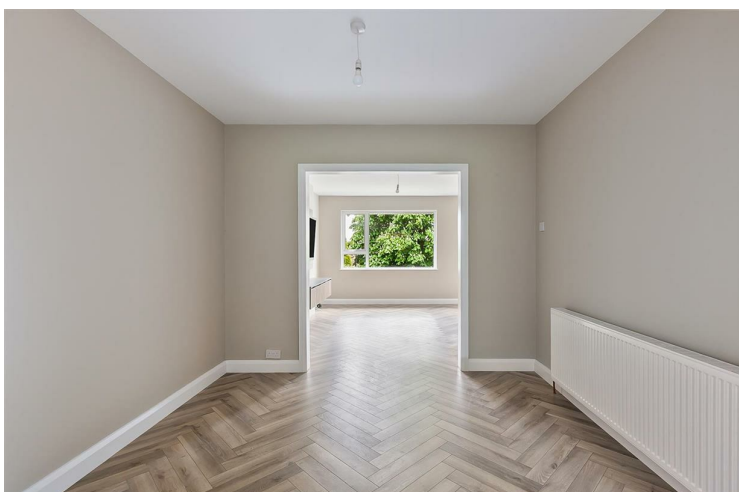
PVC oil storage tank.

## **GARAGE 17'0" x 9'4" approx.**

Power, light and oil fired central heating boiler.

## **IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS**

Every care has been taken with the preparation of these particulars,





but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

**Fully refurbished, extended, four bedroom/two+ reception, semi detached home with garage, situated within an established development in the Galgorm area of Ballymena.**

**The property comprises entrance hall, lounge, dining room, kitchen with informal dining area, luxury fitted kitchen, four well-proportioned bedrooms, and deluxe fully tiled bathroom, with contemporary, white, three piece suite.**

**Externally, the property enjoys generous sized private driveway, garage, and gardens front and rear.**

**Other attributes include oil heating, PVC double glazing, extensive range of luxury finished throughout, and convenient, well sought after location.**

**Early viewing strongly recommended.**

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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